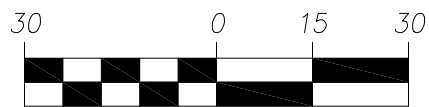


GRAPHIC SCALE



1 INCH = 30 FEET

MISCELLANEOUS NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- ALL OF THE VARIOUS SURVEY MONUMENTS SHOWN ON THIS PLAT AS FOUND OR USED ARE IN GOOD CONDITION, APPARENTLY UNDISTURBED, UNLESS OTHERWISE NOTED.

BOUNDARY SURVEY FOR

7340 CENTER STREET

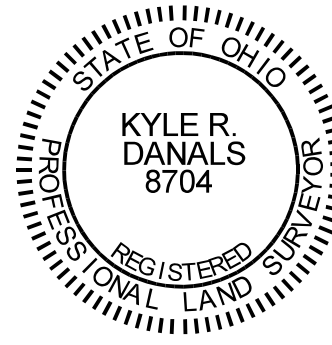
KNOWN AS BEING AS PART OF MENTOR TOWNSHIP ORIGINAL LOT 9, TRACT B, AND KNOWN AS SUBLT 58 N THE MENTOR CENTER SUBDIVISION, AS RECORDED IN VOLUME H, PAGE 141, OF THE LAKE COUNTY PLAT RECORDS, NOW SITUATED IN THE

CITY OF MENTOR
COUNTY OF LAKE - STATE OF OHIO

McSteen
LAND SURVEYORS

1415 East 286th Street Wickliffe, OH 44092
Phone: 440.585.9800 www.mcsteen.com

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN CA 02236".



Kyle R. Danals
KYLE R. DANALS REG. PROF. SURV. No. 8704

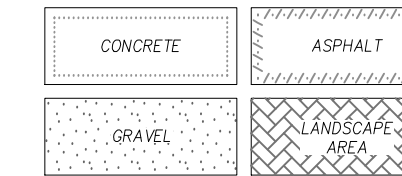
Job No.: 20-227
Field Date: 12/18/2020
Survey Date: 12/23/2020
Drawn By: MAH

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY ARE FROM GNSS OBSERVATIONS TO THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE, NAD83 (2011) DATUM DERIVED THROUGH THE O.D.O.T. V.R.S. NETWORK.

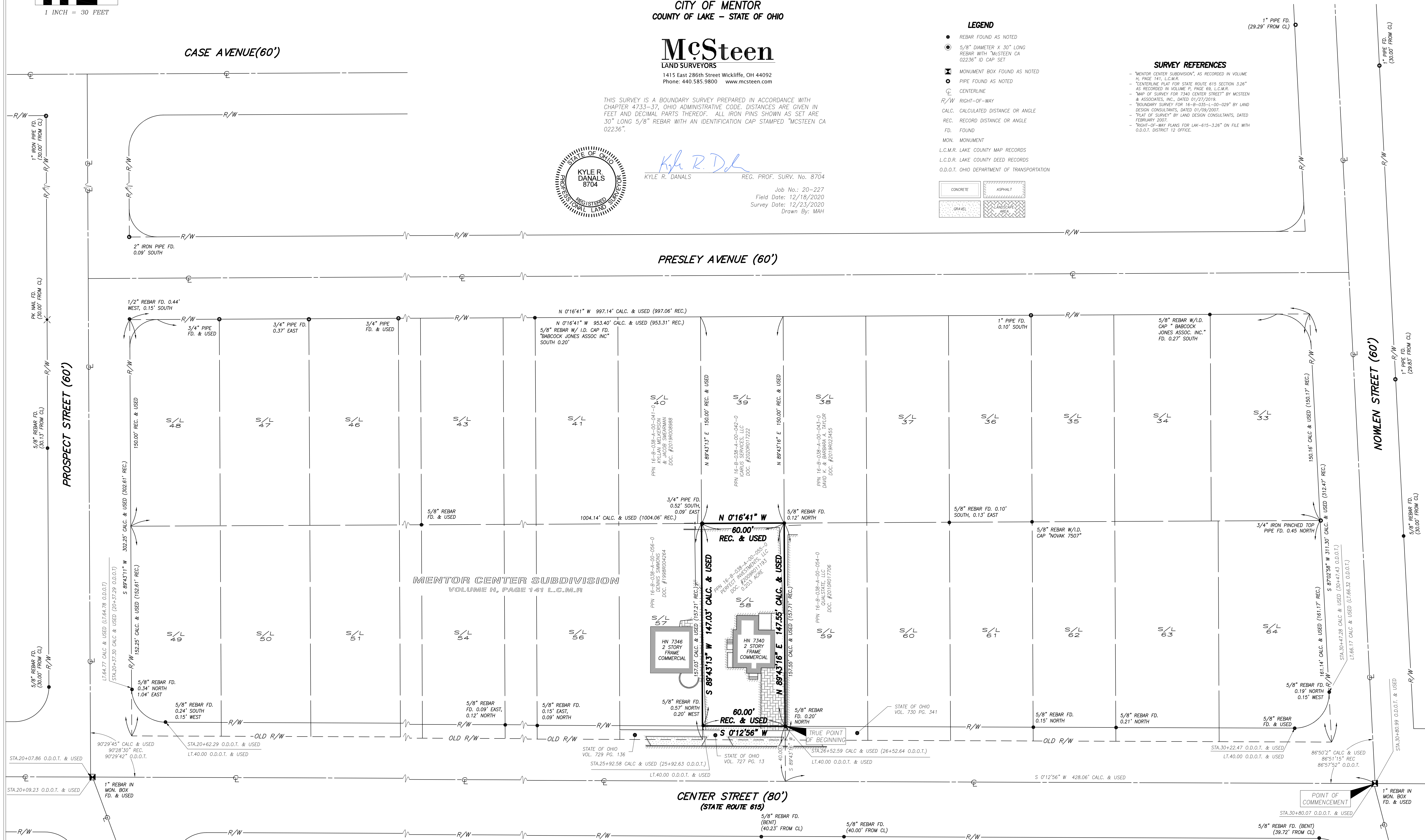
LEGEND

- REBAR FOUND AS NOTED
- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- MONUMENT BOX FOUND AS NOTED
- PIPE FOUND AS NOTED
- CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- L.C.M.R. LAKE COUNTY MAP RECORDS
- L.C.D.R. LAKE COUNTY DEED RECORDS
- O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION



SURVEY REFERENCES

- "MENTOR CENTER SUBDIVISION", AS RECORDED IN VOLUME H, PAGE 141, L.C.M.R.
- "CENTERLINE PLAT FOR STATE ROUTE 615 SECTION 3.26" AS RECORDED IN VOLUME R, PAGE 69, L.C.M.R.
- "MAP OF SURVEY FOR 7340 CENTER STREET" BY MCSTEEN & ASSOCIATES, INC., DATED 01/27/2019.
- "BOUNDARY SURVEY FOR 16-B-038-A-00-041-00-029" BY LAND DESIGN CONSULTANTS, DATED 01/09/2007.
- "PLAT OF SURVEY" BY LAND DESIGN CONSULTANTS, DATED FEBRUARY 2007.
- "RIGHT-OF-WAY PLANS FOR LAK-615-326" ON FILE WITH O.D.O.T. DISTRICT 12 OFFICE.



CENTER STREET (80')
(STATE ROUTE 615)